

Attorney or Party Name, Address, Telephone & FAX _____, and California State Bar Number <b>Howard M. Ehrenberg</b> Chapter 7 Trustee 333 South Hope Street, 35th Floor Los Angeles, California 90071 Telephone: 213.626.2311      Facsimile: 213.629.4520	FOR COURT USE ONLY <div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>FILED</b>  <b>OCT 18 2005</b>  <small>CLERK, U.S. BANKRUPTCY COURT          CENTRAL DISTRICT OF CALIFORNIA</small> </div>
<b>UNITED STATES BANKRUPTCY COURT          CENTRAL DISTRICT OF CALIFORNIA</b>	
In re:  SANDI G. FEASTER, pdba SGF CONSULTING,  <div style="text-align: right;">Debtor(s).</div>	CASE NO. <b>LA 04 34810 JAA</b> <small>BY _____ CLERK, U.S. BANKRUPTCY COURT          CENTRAL DISTRICT OF CALIFORNIA</small>

## NOTICE OF SALE OF ESTATE PROPERTY

<b>Sale Date:</b> <b>November 16, 2005</b>	<b>Time:</b> <b>10:30 a.m.</b>
<b>Location:</b> <b>Courtroom 1375, 255 East Temple St., Los Angeles, CA 90012</b>	

Type of Sale: ☒ Public      ☐ Private      Last date to file objections: November 2, 2005

Description of Property to be Sold: 2-unit real property located at 1680 Baltusrol Lane, Mount Pleasant, South Carolina (the "Property")

Terms and Conditions of Sale: The Property shall be sold "as is," with no representations or warranties as to condition of the Property, etc. The sale shall also be sold free and clear of liens and other interests, except that the sale shall be subject to certain tax liens and covenants, conditions, restrictions and public utility easements of record, if any. The complete sale terms and conditions are set forth in the accepted Counter-Offer between the Trustee and the Proposed Buyer, a copy of which may be obtained from the contact person listed below. The sale is subject to Court approval and overbid as described below.

**Proposed Sale Price:** \$185,000

**Overbid Procedure (If Any):** Initial overbid of \$190,000, and subsequent overbids in increments of at least \$2,500. Before or at the hearing, bidders must (1) make a deposit of \$10,000 by cashier's check made payable to "Howard M. Ehrenberg, Chapter 7 Trustee," and (2) provide evidence satisfactory to the Trustee that the bidder has the financial means to pay the balance of the purchase price (such as a letter from a lender indicating that the bidder has been pre-approved for a loan, or a current bank statement or financial statement). Deposit shall be nonrefundable and forfeited to the Trustee if the bidder is the prevailing bidder but is unable for any reason to close the sale within 30 calendar days after the date the Court enters an order approving the sale. Other than purchase price and finance terms, all bidders must agree to be bound by the same terms as the Proposed Buyer, which terms are set forth in the accepted Counter-Offer between the Trustee and the Proposed Buyer, a copy of which may be obtained from the contact person listed below.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing: See above.

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

Howard M. Ehrenberg, Chapter 7 Trustee  
Sulmeyer Kupetz, a Professional Corporation  
333 South Hope St., 35<sup>th</sup> Floor  
Los Angeles, California 90071

213.626.2311

Fax: 213.629.4520

Date: 10/14/05